

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	708/12 Yarra Street, South Yarra Vic 3141
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$540,000	&	\$594,000
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Median sale price

Median price	\$608,000	House		Unit	X	Suburb	South Yarra
Period - From	01/10/2017	to	31/12/2017	Source	REIV		

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	304/47 Porter St PRAHRAN 3181	\$579,000	17/11/2017
2	520/32 Bray St SOUTH YARRA 3141	\$575,000	12/12/2017
3	6/401 Toorak Rd SOUTH YARRA 3141	\$570,000	11/11/2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



2 1 1

Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$540,000 - \$594,000

Median Unit Price

December quarter 2017: \$608,000

Comparable Properties



304/47 Porter St PRAHRAN 3181 (REI/VG)

Agent Comments

2 1 1

Price: \$579,000

Method: Private Sale

Date: 17/11/2017

Rooms: 4

Property Type: Apartment



520/32 Bray St SOUTH YARRA 3141 (VG)

Agent Comments

2 - -

Price: \$575,000

Method: Sale

Date: 12/12/2017

Rooms: -

Property Type: Strata Unit/Flat



6/401 Toorak Rd SOUTH YARRA 3141 (REI/VG) Agent Comments

2 1 1

Price: \$570,000

Method: Auction Sale

Date: 11/11/2017

Rooms: 3

Property Type: Apartment